

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 PHILLIP ROAD WOORI YALLOCK VIC 3139

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Woori Yallock

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1 LUSATIA PARK ROAD WOORI YALLOCK VIC 3139	\$1,160,000	19-Sep-24
4 ELVIAN ROAD WOORI YALLOCK VIC 3139	\$1,300,000	25-Nov-23
2115 WARBURTON HIGHWAY LAUNCHING PLACE VIC 3139	\$1,225,000	28-Jul-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 07 April 2025



1 LUSATIA PARK ROAD WOORI YALLOCK VIC 3139

4 3 5

Sold Price

\$1,160,000

Sold Date

19-Sep-24

Distance

1.18km



4 ELVIAN ROAD WOORI YALLOCK VIC 3139

4 3 5

Sold Price

\$1,300,000

Sold Date

25-Nov-23

Distance

1.78km



2115 WARBURTON HIGHWAY LAUNCHING PLACE VIC 3139

4 2 6

Sold Price

\$1,225,000

Sold Date

28-Jul-24

Distance

3.41km



5 SILVERWATTLE ROAD LAUNCHING PLACE VIC 3139

4 2 8

Sold Price

^{RS} **\$1,180,000**

Sold Date

26-Mar-25

Distance

3.52km

RS = Recent sale

UN = Undisclosed Sale

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